

**MINUTES OF A MEETING OF THE
STRATEGIC PLANNING COMMITTEE
Council Chamber, Town Hall, Main Road, Romford RM1 3BD
6 December 2018 (7.30 - 9.15 pm)**

Present:

COUNCILLORS 8

Conservative Group	Ray Best, Jason Frost, Maggie Themistocli and Melvin Wallace (Chairman)
Residents' Group	Reg Whitney
Upminster & Cranham Residents' Group	Linda Hawthorn
Independent Residents Group	Graham Williamson
Labour Group	Keith Darvill (Vice-Chair)

Councillors Paul Middleton and Gerry O'Sullivan were also present for the meeting.

There were about 20 members of the public present for the meeting.

The Chairman reminded Members of the action to be taken in an emergency.

Unless otherwise indicated all decisions were taken with no votes against.

32 DISCLOSURE OF INTERESTS

There were no disclosures of interest.

33 MINUTES

The minutes of the meeting of the Committee held on 8 November 2018 were agreed as a correct record and signed by the Chairman.

34 PE/00508/2018 - SUNRISE, SERENA HOUSE

The Committee received a developer presentation from Kate Ives of Wates Residential and Rebecca Taylor (JTP Architects).

The proposal was to demolish the existing buildings and structures on the site and construct a residential development to provide for the specific needs of residents over the age of 55 currently proposed to comprise the following:

- 5 blocks of varying heights (between 3/4/5/6/8/10 storeys)
- 178 new homes proposed providing 26% affordable housing and 69% private housing
- 88 car parking space, including dedicated cycle/scooter storage
- Dedicated laybys for drop off and emergency vehicles
- All units would be oversized i.e. they will meet the larger minimum standards required for wheelchair units and will consist of 1 and 2 bed dwellings – designed to attract elderly ‘downsizers’
- Biodiversity enhancements through new planting
- Community space to facilitate interaction among residents

The main issues raised by members for further consideration prior to submission of a planning application were:

- Security of the site and whether it would become a gated community
- Important that residents feel safe
- Where does the CCTV feed go to, who monitors it?
- Quantum and ratio of car parking provision for residents and visitors
- Final car parking numbers should take into account limited frequency of bus routes
- Could a bus route be diverted to the site?
- The use of Dial-a-Ride
- Management of car parking within and beyond the site (next to the existing towers)
- Potential to remodel/widen the junction to improve access for road users
- Potential to factor in bus bays near to the junction
- Details of tenure and allocation policy. Priority should be given to Havering residents
- Manoeuvrability of individual units welcomed, make sure this is carried across to lifts and communal areas
- Suggested minimum age means that residents could still be working. How do you ensure that equity from property sale isn’t ‘banked’ rather than being invested in a property within the development?
- Retirement age is 67. More detail is invited on the target client group and how the ‘retirement community’ concept works in practice
- Post meeting request: ensure that digital connectivity is built into the development

35 **PE/00507/2018 - NEW PLYMOUTH AND NAPIER HOUSE, NEW ROAD, RAINHAM**

The Committee received a developer presentation from Kate Ives of Wates Residential and Rebecca Taylor (JTP Architects).

The proposal was to demolish the existing buildings and structures on the site and construct a residential development currently proposed to comprise the following:

- Three distinct blocks of varying heights (between 3/4/5/7/9/11 storeys)
- 202 homes proposed providing 64% affordable and 36% market housing.
- 86 car parking spaces below a podium level
- 381 cycle parking spaces
- Significant amenity provision including three courtyard gardens
- New open space with cycle link.
- New opportunities for play space within all planned green spaces
- Enhanced for sustainability and biodiversity.

The main issues raised by Members for further consideration prior to submission of a planning application were:

- Include design measures to prevent inappropriate use of the pathways as a short cut by vehicles wishing to access New Road
- The height of the buildings
- Demonstrate why the heights proposed are acceptable
- Quantum and ratio of car parking provision for residents and visitors, especially as existing on street provision is already stretched and bus routes are limited
- Futureproofing the car parking to enable Electric Vehicle Charging points to be incorporated
- Review level of cycle parking provision. Could car/cycle parking space be used flexibly subject to levels of demand
- The proposed unit mix and how that compares to the existing unit mix within the blocks to be demolished
- Increased family housing
- Look at where the smaller units were located in the height stack, put the smaller units higher up and the family units lower down to enable easier access
- Consider the material choice. Make sure that the buildings are attractive, especially given the nature of the blocks coming down

- Air quality: what consideration has been given to that?
- Is there an ability to open up the green roofs for access?
- Daylight and sunlight: detail invited on how that works
- Post meeting request: ensure that digital connectivity is built into the development

36 **PE/00213/2017 - JOINT VENTURE SCHEME (BRIDGE CLOSE, ROMFORD)**

At the commencement of the meeting officers advised that the item had been withdrawn.

37 **P1152.18 - LAND AT CROW LANE, SANDGATE CLOSE**

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure those matters as set out in the report.

Chairman